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FIELD NOTE DESCRIPTION OF A 12.919 ACRE TRACT

ALL that certain tract or parcel of land situated in the HEIRS OF M. GUERIN SURVEY, ABSTRACT NO. 596, in the City of Arlington, Tarrant County, Texas and being those same tracts of land described in the deeds to City of Arlington as recorded in Document No. D205104165, Document No. D205030216 and Document No. D205123013, Deed Records, Tarrant County, Texas and also including Tract A, High Oaks Estates Installment No. 1, an Addition to the City of Arlington, Tarrant County, Texas according to the plat recorded in Volume 388-49, Page 23, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a cross cut in concrete found for the southwest corner of said Tract A, said cross being in the northerly right-of-way line of Wesley Drive;

THENCE NORTH with the westerly boundary line of said Tract A a distance of 280.00 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for an angle point thereof;

THENCE North 60 degrees 00 minutes 00 seconds East with the northerly boundary line of said Tract A a distance of 320.00 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set in the southwesterly right-of-way line of Brent Drive;

THENCE South 30 degrees 00 minutes 00 seconds East with the northeasterly boundary line of said Tract A and said southwesterly right-of-way line a distance of 25.00 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the beginning of a curve to the left whose center bears North 60 degrees 00 minutes 00 seconds East at 25.00 feet;

THENCE easterly continuing with said northeasterly boundary line and said southwesterly right-of-way line and with said curve through a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 39.27 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the end of said curve;

THENCE North 60 degrees 00 minutes 00 seconds East with the northwesterly boundary line of said Tract A and with the southeasterly right-of-way line of Brent Drive a distance of 50.00 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the beginning of a curve to the left whose center bears North 30 degrees 00 minutes 00 seconds West at 25.00 feet;

THENCE northerly continuing with said northwesterly boundary line and said southeasterly right-of-way line and with said curve through a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 39.27 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the end of said curve;

THENCE North 30 degrees 00 minutes 00 seconds West with the southwesterly boundary line of said Tract A and with the northeasterly right-of-way line of Brent Drive a distance of 50.00 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the beginning of a curve to the left whose center bears South 60 degrees 00 minutes 00 seconds West at 25.00 feet;

THENCE northwesterly with the southwesterly boundary line of said Tract A and the northeasterly right-of-way line of Brent Drive and with said curve through a central angle of 81 degrees 34 minutes 26 seconds and an arc length of 35.59 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the end of said curve, said rod being the beginning of a curve to the right whose center bears North 21 degrees 34 minutes 26 seconds East at 25.00 feet;



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THENCE northwesterly continuing with said southwesterly boundary line and said northeasterly right-of-way line and with said curve through a central angle of 81 degrees 34 minutes 26 seconds and an arc length of 35.59 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the end of said curve;

THENCE North 30 degrees 00 minutes 00 seconds West continuing with said southwesterly boundary line and said northeasterly right-of-way line a distance of 61.73 feet to a 3/8 inch steel rod found for the most northerly northwest corner of said Tract A, said rod being the southwest corner of Lot 8, Block A of said Addition;

THENCE North 58 degrees 35 minutes 49 seconds East with the northerly boundary line of said Tract A and the southerly boundary line of said Block A a distance of 30.34 feet to a 3/8 inch steel rod found for an angle point of said Tract A;

THENCE North 88 degrees 35 minutes 49 seconds East continuing with the northerly boundary line of said Tract A and the southerly boundary line of said Block A a distance of 343.55 feet to a 3/8 inch steel rod found for the northeast corner of said Tract A, said rod being the northwest corner of said City of Arlington tract (Doc. No. D205104165) and also being an angle point of Lot 4 of said Block A;

THENCE South 88 degrees 24 minutes 11 seconds East with the northerly boundary line of said City of Arlington tract (Doc. No. D205104165) and continuing with the southerly boundary line of said Block A, passing at a distance of 383.85 a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for a witness and continuing a total distance of 420.00 feet to the northeast corner of said City of Arlington tract (Doc. No. D205104165), same being in Bowen Road;

THENCE South 00 degrees 16 minutes 09 seconds West with said road a distance of 629.38 feet to the southeast corner of said City of Arlington tract (D205030216), same being in Wesley Drive;

THENCE WEST with the southerly boundary line of said City of Arlington tract (D205030216) and with Wesley Drive a distance of 210.00 feet to the southwest corner of said City of Arlington tract (D205030216);

THENCE North 00 degrees 16 minutes 09 seconds East with the westerly boundary line of said City of Arlington tract (D205030216) a distance of 30.25 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the southeast corner of said City of Arlington tract (D205123013), said rod being the northwest corner of the right-of-way described in the deed to City of Arlington as recorded in Volume 7323, Page 1199, Deed Records, Tarrant County, Texas and also being in the northerly right-of-way line of Wesley Drive;

THENCE WEST with the southerly boundary line of said City of Arlington tract (D205123013) and with said northerly right-of-way line, passing at 210.00 feet a 1/2 inch steel rod found for the southwest corner of said City of Arlington tract (D205123013) and the southeast corner of said Tract A and continuing with the southerly boundary line of said Tract A (the basis of bearings of the herein described tract) a total distance of 835.04 feet to the PLACE OF BEGINNING and containing 12.919 acres of land, more or less, 0.620 acres of which being in apparent road and right-of-way, leaving a net of 12.299 acres of land, more or less, as surveyed by Moak Surveyors, Inc. in the month of April 2007.

